

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		GROVE ST, ARLINGTON

OWNERSHIP

Owner 1:	PRETZER XAVID				
Owner 2:					
Owner 3:					
Street 1:	44 GROVE ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	SHARMA MITHILESH -		
Owner 2:	-		
Street 1:	44 GROVE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Clapboard Exterior and 1781 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 0.10535	Total SF/SM: 4589	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON		Total: 351,331	Spl Credit		Total: 351,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

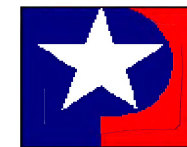
Total Card /

Total Parcel

615,300

615,300

615,300



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	36240	
	Prior Id # 2:		
	Prior Id # 3:		
5	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
9	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4589.000	263,400	600	351,300	615,300
Total Card	0.105	263,400	600	351,300	615,300
Total Parcel	0.105	263,400	600	351,300	615,300
Source: Market Adj Cost	Total Value per SQ unit /Card:			345.52	/Parcel: 345.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	263,400	600	4,589.	351,300	615,300		Year end	12/23/2021
2021	101	FV	254,800	600	4,589.	351,300	606,700		Year End Roll	12/10/2020
2020	101	FV	254,800	600	4,589.	351,300	606,700	606,700	Year End Roll	12/18/2019
2019	101	FV	207,200	600	4,589.	351,300	559,100	559,100	Year End Roll	1/3/2019
2018	101	FV	194,300	600	4,589.	235,900	430,800	430,800	Year End Roll	12/20/2017
2017	101	FV	194,300	600	4,589.	225,900	420,800	420,800	Year End Roll	1/3/2017
2016	101	FV	194,300	600	4,589.	205,800	400,700	400,700	Year End	1/4/2016
2015	101	FV	189,100	600	4,589.	165,600	355,300	355,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
2/21/2009	Meas/Inspect	345	PATRIOT
6/15/2006	MLS	HC	Helen Chinal
4/18/2000	Inspected	243	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	277	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Sign:

VERIFICATION OF VISIT NOT DATA

AssessPro Patriot Properties, Inc